

PROVIDENCE HOUSING AUTHORITY

BOARD OF COMMISSIONERS

REGULAR MEETING: November 13, 2008

PHA Conference Room 100 Broad Street Providence, RI 02903

CALL TO ORDER

Chairman Waldman called the meeting to order at 5:00 p.m.

ROLL CALL

The Executive Director called the roll:

Present Absent

Paul F. Waldman

Dolores Cascella

JT. Taylor

Barbara Fields

Dorothy Waters

Jaime Castillo

Raymond Murphy (Excused)

John Igliazzi

Nicholas Narducci (Excused)

Hillary Silver (Excused)

Robert Clarkin (Excused)

Six members were present, constituting a quorum.

RESIDENTS' COMMENTS

There were no comments from residents.

APPROVAL OF MINUTES (October 23, 2008)

Chairman Waldman called for approval of the October 23rd meeting minutes. Commissioner Waters moved approval of the minutes. Commissioner Castillo seconded the motion. A vote was taken. There being no opposition, Chairman Waldman declared the minutes approved.

CHAIRMAN'S REPORT

General Comments

Chairman Waldman stated that it is important for the Commissioners to arrive for the meetings early enough to be involved in the committee meetings at 4:30, in order to expand the function of the committees. If any of the commissioners would like to change committees they can get in touch with Chairman Waldman.

Chairman Waldman also stated that the Annual Meeting will be held on Thursday, December 11. Commissioner Awards of Appreciation will be given to The Boys and Girls Clubs, Providence After School Alliance, City Year, and National Grid. There will be a reception

following the meeting.

Nominating Committee: Election of Officers

Commissioner Cascella, Chairman of the Nominating Committee, stated that the bylaws require the election of officers every two years.

This year the Nominating Committee, consisting of Commissioners Cascella, Waters, and Clarkin, submit the following names for nomination: Paul Waldman, Chairman; Barbara Fields, Vice Chairman; and Dolores Cascella, Second Vice-Chairman. Chairman Waldman asked for other nominations. There being none the Nominating Committee moved to accept the nominations. Chairman Fields seconded the motion. A vote was taken. There being no opposition, Chairman Waldman declared the motion approved.

COMMITTEE REPORTS

Budget, Finance & Audit Committee

Commissioner Castillo presented the report to be entered into the record. [See the attached report.]

Asset Management/Capital Improvements Committee

Marvin Carmody, Director of Asset Management, presented the report to be entered into the record. [See the attached report.]

Resident Services Committee

Talitha VanDenBerghe, Special Projects Officer, presented the report to be entered into the record. [See the attached report.]

EXECUTIVE DIRECTOR'S REPORT

Monthly Management Report

The Executive Director stated that there is no Monthly Management Report for this meeting because the report is completed on the 15th of each month, and the meeting precedes that date this month. The report for October will be presented at the December 11th meeting.

Public Housing Association of RI Annual Meeting

Commissioner Cascella and a group of PHA employees attended the Public Housing Association of Rhode Island annual meeting. The Annual Meeting is a fundraiser for PHARI and an opportunity for the Association to recognize individuals who have promoted public housing. Executive Director Stephen O'Rourke is the current President of the organization. Awards were given to two Commissioners. J. William Quirk, Chairman of the Warwick Housing Authority, was given the Thomas J. Anton Award for Public Service in Public Housing. The Resident Commissioner Award was given to Lois Bryant of the Lincoln Housing Authority. Commissioner Cascella stated that the meeting was a very nice time, and that she hopes that more of the Commissioners will attend next year.

Attention to Articles in Board Packet

Each month one or more articles related to public housing will be included in each Commissioner's packet in order to provide Commissioners with information on housing issues. This month's

packet includes the following:

- A Providence Business News interview with Executive Director O'Rourke about the Energy Performance Contract.**
- A New York Times article about the New York City Housing Authority eliminating 8,400 units of state-owned public housing and replacing them with Section 8 vouchers.**

Commissioner Fields asked if the PHA would consider doing a tour of our properties for our state senators and representatives, to familiarize them with the good work that is being done. Executive Director O'Rourke stated that the entire delegation, and city council, is on the PHA mailing list for newsletters and announcements, and that we have offered tours in the past but did not receive any response. He would, however, entertain soliciting them again.

Stimulus Package

The Executive Director stated that he has participated as a member of the National Association of Housing and Redevelopment Officials in a letter-writing campaign to the entire congressional delegation, asking them to consider capital fund and operating subsidies as part of the stimulus package. The request is for \$50 billion in capital funds that can be spent quickly in the next 18 to 24 months to stimulate the economy. Because this money will be used in the building trades industry it will have a good multiplier effect for the economy and local taxes.

Incidents at PHA Developments

The Executive Director stated that there have been a couple of incidents in the past few weeks at our developments. One incident at Hartford Park involved a man child being shot. Another shooting took place last night at Manton Heights where the shooter was apprehended minutes after the crime. There was also an incident at Coddington Court, which the local news called a stabbing. In fact, two brothers were playing and one cut himself. The Executive Director introduced Jack Costa, Director of Security Services for the PHA, to comment on these incidents.

Mr. Costa stated that there was a shooting at Hartford Park a few months ago and through the use of our security camera video a list of suspects was developed, and the person responsible was identified. Our camera was later damaged, probably by friends of the arrested suspect, but this incident highlights the value of our security cameras. The incident involving the child is still under investigation, and it is believed that juveniles did the shooting. The officer who apprehended the suspect last night at Manton Heights was a past Public Housing Unit reserve officer who was thoroughly familiar with Hartford Park and Manton Heights. As a result of that arrest, two of the six major players from Manton Heights are now behind bars.

Capital Fund Financing Program & Energy Performance Contract

Status Report

The Executive Director stated that almost all of the projects are on schedule and we have not experienced any serious problems. The changes that have been made are saving us money on energy costs already. Status reports will be included in the Monthly Management Report.

Reasonable Accommodation Policy Changes

The Executive Director stated that we emailed to the Commissioners the updates on the Reasonable Accommodations Policies and Procedures. This is just an update to our original policies that have been in use at the PHA. The major changes relate to how we communicate with residents. We will be providing additional outreach and conducting meetings to let them know that they can request reasonable accommodations. We will also let them know each year when we recertify residents, at daily basis when residents have direct contact with the staff at their developments, at the each development's monthly resident/management meetings with the site manager, and at the annual meetings at each site for persons with disabilities.

The PHA also communicates and coordinates with disability related organizations as shown in the list in Attachment C. We also have a Section 504 Coordinator who will conduct training on an annual basis on the PHA Reasonable Accommodations Policies and Procedures. The PHA is currently reviewing all of our handicapped units to insure

that they are in compliance with current regulations, and is also reviewing the impact of converting more units to in order to comply with the requirement to have a total of 5% of our units accessible. To date, we have not shown a need since some of our handicapped units are now occupied by residents without handicaps. [See the Reasonable Accommodation Policy.]

Annual Meeting

The Executive Director stated that at the Annual Meeting on December 11th, along with the third party service awards, employees of the year and quarters will be honored. In recognition for the Leased Housing department maximizing their Section Eight Management Assessment (SEMAP) Score from HUD for the sixth year in a row the entire department is receiving an Employee of the Year Runner-Up award. The department will receive a plaque, and each employee will receive \$500. The funds come from the Section 8 budget which has a surplus, not from the regular operating budget.

RESOLUTION(S)

Resolution #4170

Resolution 4170 authorizes the approval of the Reasonable Accommodations Policies and Procedures. Commissioner Cascella

moved approval with Commissioner Taylor seconding the motion. A vote was taken. There was no opposition by members present. Chairman Waldman declared the resolution passed.

OLD BUSINESS

Beth Herosy, Administrative Assistant, stated that the Board of Commissioners retreat will be held in April, 2009, and asked that each Commissioner fill out the form in their packets requesting information about preferred dates and return it to the office in the envelope provided.

NEW BUSINESS

There was no new business.

ADJOURNMENT

There being no further business, Chairman Waldman accepted a motion from Commissioner Cascella, which was seconded by Commissioner Castillo, to adjourn the meeting at 5:33 p.m.

Submitted by: Approved by:

Beth Herosy Stephen J. O'Rourke

Recording Secretary Executive Director